

SHERIFF'S SALE

**MAGEE FINANCIAL L.L.C. OF BOGALUSA
VERSUS NO. 114597
WENDY CHAMPAGNE NICHOLSON AND
ELDER LEROY NICHOLSON**

**22ND JUDICIAL DISTRICT COURT
PARISH OF WASHINGTON
STATE OF LOUISIANA**

Notice is hereby given that by virtue of Writ of SEIZURE out of the above named Court in the matter of Docket No. 114597.

MAGEE FINANCIAL L.L.C. OF BOGALUSA
Versus No. 114597
WENDY CHAMPAGNE NICHOLSON AND ELDER
LEROY NICHOLSON

directed for execution, I have seized and will offer for sale and sell to the highest bidder at the principal front door of the Sheriff's Office in Franklinton, Washington Parish, Louisiana, on Wednesday, October 28, 2020, at 10:00 AM, the described property, to-wit:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Washington, State of Louisiana, more particularly described as follows, to-wit:

Beginning at the intersection point of the North margin of Eighth Street and the East margin of Avenue E; thence northwardly along the East margin of Avenue E a distance of Two Hundred Fifty (250) feet to the Point of Beginning; thence continue northwardly along the East margin of Avenue E a distance of Fifty (50) feet; thence at right angles to the right along a line parallel to the North margin of Eighth Street a distance of One Hundred Twenty (120) feet; thence at right angles to the right a distance of Fifty (50) feet; thence at right angles to the right along a line parallel to the North margin of Eighth Street a distance of One Hundred Twenty (120) feet to the Point of Beginning.

Being the property numbered 726 Avenue E, as shown on the map of the land of the Great Southern Lumber Company filed in the Office of the Clerk of Court, Washington Parish, Louisiana, March 29, 1917, together with all the improvements thereon. Being further described as Lot 7 of Block 67 as per map and plat filed by Gaylord Container Corporation entitled "Re-Subdivision or Supplemental Map No. 1 of South Bogalusa."

and

The North five (5) feet of Lot Eight (8) of Block Sixty Seven (67) as per map and plat filed by Gaylord Container Corporation entitled "Re-Subdivision or Supplemental Map No. 1 of South Bogalusa."

Being the same property acquired by Kay Dodds Martin pursuant to Cash Deed dated February 8, 1980, recorded in COB 304, folio 482 of the official records of Washington Parish, Louisiana.

Assessment No. 0440343700

Address is believed to be: 726 Ave. E, Bogalusa, LA 70427
Writ Amount: \$16,131.29

TERMS OF SALE:

Cash at time of sale without appraisal.

Advertise: The Era Leader
09/23/2020
10/21/2020

Randy "Country" Seal, Sheriff

